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LITTLE BOAR'S HEAD DISTRICT

LISTED TO THE NATIONAL REGISTER OF HISTORIC PLACES 1999



ANNUAL REPORT

August 28, 2017

Annual Meeting
September 5, 2017, 6:30 PM at Union Chapel
7 Willow Avenue, Little Boar's Head, New Hampshire

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**OFFICERS AND BOARDS
OF THE VILLAGE DISTRICT OF LITTLE BOAR'S HEAD**

As of September, 2017

Moderator	A. Michael Burnell	1 year
Commissioners	Richard N.A. Garnett	2018
	Leon Asadoorian	2019
	Brian Goode	2017
Commissioner Emeritus	Robert A. Southworth (1946)	
Clerk	Deborah Kanner	1 year
Treasurer	Becky Murray	1 year
Auditor	John Latham Knapp	1 year
Zoning Compliance Inspector	Brian Goode	2017
Zoning Board of Adjustment	Leon Asadoorian	2019
	Margaret Schoenberger (Chair)	2017
	Glenn Shwarey	2019
	John Shaw	2019
	Chuck Ziakas	2017
	Charles Gordon (Alternate)	2017
Planning Board	Bob Schoenberger	2019
	Chris Goode	2019
	Robert Southworth Jr.	2019
	Dickie Garnett	2018
	Kathy Megna	2017
	Michael Megna	2017
Heritage Commission	Joyce Hamilton	2019
	Robert C. Hamilton	2019
	John Latham Knapp	2018
	Deborah Kanner	2019
	Leon Asadoorian	2019
	Margaret Schoenberger	2018
	Jane Kent Rockwell (Alternate)	2017
Representative to the North Hampton Budget Committee	Richard N.A. Garnett	2017

The Village District of Little Boar's Head was formed by Act of the New Hampshire Legislature in 1905. It encompasses the seaward portion of the Town of North Hampton, New Hampshire.

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DISTRICT WARRANT

The State of
New Hampshire

County of
Rockingham

SS

To the inhabitants of Little Boar's Head, a Village District in the Town of North Hampton, New Hampshire, organized under the provisions of Chapter 196, Session Laws of 1905, qualified to vote in District affairs, greetings:

You are hereby notified to meet at Union Chapel, 7 Willow Avenue in said District on the first Tuesday in September next, being the third day of September 2013 at 6:30 p.m. for the following purposes:

Article One: To elect a Moderator, a District Clerk, a Treasurer, and an Auditor for the ensuing year.

Article Two: To elect one Commissioner for a term of three years following the expiration of the term of Brian Goode at the conclusion of this meeting.

Article Three: To hear the reports of the Clerk, the Treasurer, the Zoning Inspectors, the Zoning Board of Adjustment, the Commissioners and others, which reports are printed in this Annual Report, and to take such action as you may wish with regard to them.

Article Four: To see if the Village District will vote to accept in whole or in part a Village District Operating Budget in the amount of Twenty-Four Thousand Nine Hundred Dollars (\$24,900), as has been submitted to the Municipal Budget Committee of the Town of North Hampton, and has been approved by them, which budget is included in this Annual Report.

Article Five: To see if the Village District will raise and appropriate

the sum of Seven Thousand Five Hundred Dollars (\$7,500) to be added to the Little Boar's Head Improvement Expendable Trust Fund previously established. The Commissioners and the North Hampton Municipal Budget Committee recommend this appropriation, which would be in addition to the Village District Operating Budget.

Article Six: To take such action as the Village District may wish to give the Treasurer of the Village District authority to borrow money in anticipation of taxes upon the written request of at least two of the Commissioners, and to dispense the funds of the Village District with the approval of at least one of the Commissioners.

Article Seven: To see if the Village District will authorize the Commissioners, or any two of them, to apply for, to accept, and to expend without further action by this Village District, moneys from the Federal Government, from the State of New Hampshire or from private sources in accordance with the provisions of Revised Statutes Annotated, Chapter 32.

Article Eight: To see if the Village District will authorize the Commissioners, or any two of them, as agents, to transfer funds from the Little Boar's Head Improvement Fund into the Operating Account, and/or to deposit funds from the Operating Account into the Little Boar's Head Improvement Fund, which Fund is administered by the Trustees of Trust Funds of the Town of North Hampton, as may be necessary to carry on the work of the Village District.

Article Nine: To raise and appropriate such sums of money as may be necessary for the purposes included in the Budget, including the extinguishing of fires, the lighting or sprinkling of streets, the planting and care of shade or ornamental trees, the supply of water for domestic or fire purposes, the construction and maintenance of main drains and common sewers, the construction, maintenance and care of parks and commons, the maintenance of activities for recreation, the control of pollen, insects and pests, the impoundment of water, the maintenance of roads, the appointment and employment of watchmen and police officers, the enactment and enforcement of zoning regulations, and all other miscellaneous District expenses for the ensuing year.

Article Ten: To transact such other business as may legally come before this meeting.

GIVEN UNDER OUR HANDS AND THE SEAL OF THE VILLAGE DISTRICT this 17th day of August 2017.

Leon Asadoorian, Richard N.A. Garnett, Brian Goode
Commissioners

A true copy, attest:

Leon Asadoorian, Richard N.A. Garnett, Brian Goode

AND WE DO CERTIFY that we have this day posted a true and complete copy of the above DISTRICT WARRANT on the District Bulletin Board at Union Chapel on Willow Avenue in said District and on a Bulletin Board in the North Hampton Town Office, both being

public places in the Town of North Hampton.

Richard N.A. Garnett “Dickie”, Chair
Leon Asadoorian
Brian Goode
Commissioners

REPORT OF THE COMMISSIONERS

This has been a year of development for the Little Boar’s Head District. Many of the homes in the Atlantic Avenue/Ocean Boulevard area are finishing, or in the midst of significant renovations or redevelopment. All the Boards of the District have been working to make sure that these projects are completed with the interests of the District in mind. Residents should be very appreciative of our Zoning Compliance Officer, Brian Goode, for his countless hours of diligent work.

Similar to last year, the Commissioners and the Planning Board have been working to develop and hone the District’s Zoning Ordinance. The Planning Board is in the process of developing several amendments to the Ordinance which should be ready for a vote in 2018. As with all the boards in the District, the Planning Board needs volunteers as two members recently moved out of the District.

Last Fall the Commissioners had a very productive meeting with members of the Town of North Hampton’s Select Board as well as several State representatives. The meeting revolved around maintaining the North Hampton Beach (NHB), cleaning up and updating the NHB parking area and redesigning the crosswalk between the State beach and the ice cream stand. While the project seemed slotted to commence this spring, we are still waiting for final state approval and the project to commence.

As reported last year, the District and the Town have worked together to have several speed feedback signs installed in and around the District. They have been installed for almost 10 months now and we hope have been effective. Per requests from members of the Heritage Commission, the Commissioners were able to have “Atlantic Avenue” signs made and installed earlier this spring. The signs were placed at Ocean Boulevard and Sea Road.

Looking forward, the Commissioners have their sights set on sidewalks and ocean walks. The planning process is starting to reclaim the sidewalk area between the Atlantic and Willow, repairing or replacing sections of the Berm walkway and plans are still in the works for the Bass Beach Berm. The engineering process for the Ocean

Boulevard sidewalk project has begun. Additionally, the Commissioners are looking to restore and revitalize a lot of the natural plantings along the ocean walk.

As always, we remind you that “it takes a Village” to keep this District running. There are always opportunities for people to volunteer and help assist in the management of this very unique place we call home. Elections are held at our Annual Meeting, September 5th at 6:30pm, but many positions are appointed. Please attend the meeting or contact a District representative directly. Additionally, the Commissioners would like to invite all residents to refreshments prior to the meeting at Union Chapel at 5:30pm.

Leon Asadoorian
Richard N. A. Garnett, Chair
Brian Goode
Commissioners

REPORT OF THE ANNUAL MEETING

September 6, 2016

Minutes of the Annual Meeting of the Village District of Little Boar’s Head, held in Union Chapel, Willow Avenue, North Hampton, New Hampshire, on Tuesday, September 6, 2016, commencing at 6:30 p.m. Notice of the meeting had been posted on the bulletin board outside Union Chapel and in the offices of the Town of North Hampton.

The meeting was called to order by A. Michael Burnell, who introduced the Village District Commissioners: Richard N.A. Garnett, Chairman; Leon Asadoorian; and Brian Goode.

The Moderator then took up the Year 2016 District Warrant Articles, as follows:

Article One: To elect a Moderator, a District Clerk, a Treasurer, and an Auditor for the ensuing year. By a voice vote, the following were re-elected to District offices for the year 2016-2017: A. Michael Burnell, Moderator; Becky Murray, District Treasurer; Deborah Kanner, District Clerk; John Knapp, auditor.

Article Two: To elect one Commissioner for a term of three years following the expiration of the term of Leon Asadoorian at the conclusion of this meeting.

Leon Asadoorian was nominated and re-elected.

Article Three: Are you in favor of the adoption of the amendment proposed by the Planning Board to add a Floodplain Development Ordinance based upon recommendations made by the NH Office of Energy and Planning OEP? The intent of the proposed amendments is to come into full compliance with the National Flood Insurance Program (NFIP) regulations. John L. Knapp requested an explanation. Brian Goode answered that the Federal Emergency Management Agency (FEMA) notified Little Boar's Head that we were no longer covered by the ordinance passed by the North Hampton Planning Board last spring. If we do not pass this ordinance no residents of LBH will qualify for national flood insurance program.

By a show of hands, the article was adopted.

Article Four: Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to add Section III D. Fish House Zoning District? The intent of this proposed amendment is to establish a new zoning district to preserve the historic nature of the existing buildings and the walking trail; the proposed amendment lists permitted uses and indicates that exterior work, including hardscape, requires a Little Boar's Head permit.

By a show of hands, the article was adopted.

Article Five: Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to add Section VIII A.4 Area Regulations? The intent of the proposed amendment is to clarify requirements on Accessory Use Building such as maximum size, height and proximity to a lot line. Margaret Schoenberger requested a show of hands for those opposed.

By a show of hands, the article was adopted.

Article Six: Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to Section VIII F. Conversion into Dwelling? The intent of the proposed amendment is to add the requirement that the existing building that is converted meet all zoning setbacks.

By a show of hands, the article was adopted.

Article Seven: Are you in favor of the adoption of the zoning ordinance proposed by the Planning Board to Section IX B. Non-conforming Structures? The intent of the proposed amendment is to change the requirement for enlarging non-conforming structures from a Special Exception to a Variance. John Knapp requested an explanation. Brian Goode answered that if there is a nonconforming building and there is

an addition that extends into the nonconforming area you would need a variance rather than an exception to gain permission to proceed. If the addition is within the required setbacks it would only need an exception. The difference between the two is that a special exception is easier to obtain. A variance must meet five criteria to be granted including one for hardship. The attorneys for the district suggested the amendment after several cases arose recently. Chuck Gordon pointed out that the language as written in the report is unclear. Richard read the zoning ordinance to further clarify.

By a show of hands, the article was adopted.

Article Eight: To hear the reports of the Clerk, the Treasurer, the Zoning Inspectors, the Zoning Board of Adjustment, the Commissioners and others, which reports are printed in this Annual Report, and to take such action as you may wish with regard to them. John L. Knapp asked for a correction to the LBH Heritage Commission report which erroneously lists him as secretary. Change duly noted.

By a show of hands, the article was adopted.

Article Nine: To see if the Village District will vote to accept in whole or in part a Village District Operating Budget in the amount of Twenty Four Thousand Nine Hundred Dollars (\$24,900), as has been submitted to the Municipal Budget Committee of the Town of North Hampton, and has been approved by them, which budget is included in this Annual Report. Richard explained that the increase this year is due to legal expenses. Revenue has also risen. Budget is reflective of anticipation that spending may rise next year but our anticipated revenue is expected to alleviate the increase so taxes won't rise too much.

By a show of hands, the article was adopted.

Article Ten: To see if the Village District will raise and appropriate the sum of Seven Thousand Five Hundred (\$7,500) to be added to the Little Boar's Head Improvement Expendable Trust Fund previously established. The Village District Commissioners and the North Hampton Municipal Budget Committee recommend this appropriation, which would be in addition to the Village District Operating Budget. A resident asked about how the revenue would be raised. Richard specified by taxation and revenue would be used for improvements such as sidewalks.

By a show of hands, the article was adopted.

Article Eleven: To take such action as the Village District may wish to give the Treasurer of the Village District authority to borrow money in

anticipation of taxes upon the written request of at least two of the Commissioners, and to dispense the funds of the Village District with the approval of at least one of the Commissioners. Article explained as meaning commissioners are able to obtain a loan.

By a show of hands, the article was adopted.

Article Twelve: To see if the Village District will authorize the Commissioners, or any two of them, to apply for, to accept, and to expend without further action by this Village District, moneys from the Federal Government, from the State of New Hampshire or from private sources in accordance with the provisions of Revised Statutes Annotated, Chapter 32.

By a show of hands, the article was adopted.

Article Thirteen: To see if the Village District will authorize the Commissioners, or any two of them, as agents, to transfer funds from the Little Boar's Head Improvement Fund into the Operating Account, and/or to deposit funds from the Operating Account into the Little Boar's Head Improvement Fund, which Fund is administered by the Trustees of Trust Funds of the Town of North Hampton, as may be necessary to carry on the work of the Village District.

By a show of hands, the article was adopted.

Article Fourteen: To raise and appropriate such sums of money as may be necessary for the purposes included in the Budget, including the extinguishing of fires, the lighting or sprinkling of streets, the planting and care of shade or ornamental trees, the supply of water for domestic or fire purposes, the construction and maintenance of main drains and common sewers, the construction, maintenance and care of parks and commons, the maintenance of activities for recreation, the control of pollen, insects and pests, the impoundment of water, the maintenance of roads, the appointment and employment of watchmen and police officers, the enactment and enforcement of zoning regulations, and all other miscellaneous District expenses for the ensuing year.

By a show of hands, the article was adopted.

Article Fifteen: To transact such other business as may legally come before this meeting.

John L. Knapp pointed out that the terms for Heritage Commission members had not been updated. Duly noted.

John also requested that his name be listed in the report as John Latham Knapp or John L. Knapp.

John L. Knapp brought up that there are still no Atlantic Avenue street signs since the state signs refer to the street as Rt. 111. He suggested that the district erect "Atlantic Avenue" street signs. Jane Rockwell pointed out that the town offices, businesses, and residents use Atlantic Avenue as their official address. She feels the Town of North Hampton should pay for the signs. Robert Hamilton proposed a resolution:

"That the inhabitants of Little Boar's Head request that the Little Boar's Head District Commissioners ask the Town of North Hampton or the State of New Hampshire to properly sign post Atlantic Avenue as Atlantic Avenue from Hobbs Road to Ocean Boulevard (6 signs.)"

By a show of hands, the article was adopted.

A resident pointed out that the lamp posts don't work. Discussion on the location of the power source. Pat Myers asks that request be made to reduce the light in the neighborhood.

Question of replacing the boardwalk on the stone berm raised. LBH has considered applying for federal funds but to do so would involve an expenditure of 20,000 to apply and lowest grant would be \$400,000. Since chances are not good that district would receive the grant, decision was made not to apply. LBH has also asked the state to "firm up" the berm but no action so far. Sidewalk from corner of Willow to corner of Atlantic along Ocean Boulevard is next priority.

A resident asked whether a crosswalk or sign could be added near Appledore to facilitate crossing at the curve in Ocean Boulevard. It has been suggested to the state by the Town of North Hampton that the crosswalk to the Beach Pea be moved to a safer location by the town but the state has not approved it. Town of North Hampton is purchasing five speed feed-back signs. One of them may be located near Appledore.

Respectfully submitted,

Deborah Kanner
Village District Clerk

REPORT OF THE ZONING INSPECTOR

August 1, 2016 through July 31, 2017

The Village District of Little Boar's Head Zoning Inspector issued the following permits and denials:

Permit No. 08082016

Roy & Allison Aboody, 18 Atlantic Ave, North Hampton, NH 03862, for pool and pool house.

Permit No. 10102016

20 Willow Ave, North Hampton, NH 03862, to install two underground cisterns.

Permit No. 10112016

Kathleen T. Burke, 34 Ocean Blvd, North Hampton, NH 03862, for non-conforming building granted approval by Little Boar's Head Zoning Board.

Permit No. 12092016

Houghton Builders, 8 Appledore Ave, North Hampton, NH 03862, for renovation and addition of residence.

Permit No. 11222017

Mark Wojcicki, 15 Appledore Ave, North Hampton, NH 03862 for renovation of kitchen and house.

Permit No. 01202017

Kathleen T. Burke, 34 Ocean Blvd, North Hampton, NH 03862, for a garage attached to a non-conforming building granted approval by Little Boar's Head Zoning Board.

Permit No. 03232017

Tom & Kathy Huff, 34A Ocean Blvd, North Hampton, NH 03862 for renovation of a bathroom.

Permit No. 04042017

Louis Minicucci, 44 Ocean Blvd, North Hampton, NH 03862 for non-conforming building granted approval by Little Boar's Head Zoning Board.

Permit No. 04202017

Brian Goode, 4 Willow Ave, North Hampton, NH 03862 for house renovation in the kitchen.

Permit No. 05232017

Robert Uhl & Janice Collins, 4 Old Locke Road, North Hampton, NH 03862 for a shed.

Permit No. 06022017

A. Stevens & R. Hamel, 11 Pond Path, North Hampton, NH 03862 for pool and pool house.

Permit Denial D06232017

Caren N Schubart, 36A Ocean Blvd, North Hampton, NH 03862 for a front deck due to setback requirements.

REPORT OF THE ZONING BOARD OF ADJUSTMENT

August 1, 2016 through July 31, 2017

The Zoning Board of Adjustment of the Village District of Little Boar's Head heard the following cases:

Case 15-1: Appeal of Patrick and Karen Walsh, 25 Willow Avenue, North Hampton, NH 03862 to rescind Administrative Decision of Little Boar's Head Zoning Inspector (Permit #050715) that granted permission for removal and replacement of existing tennis court and fence at 70 Ocean Blvd (23 Willow Ave, Map 5, Lot1) North Hampton NH 03862.

Board voted to uphold the Permit #050715 August 5, 2015

A motion for a rehearing pursuant to New Hampshire RSA 677:2, in re: Case no. 15-1 Patrick and Karen Walsh, 25 Willow Avenue, North Hampton, NH

The Board denied the application for a rehearing September 30, 2015

The Superior Court of the State of New Hampshire:

Affirmed the ZBA's decision April 1, 2015

The Supreme Court of the State of New Hampshire:

Affirmed the ZBA's decision January 19, 2017

Case No. 16-3: Application of Kathleen T Burke, 34 Ocean Blvd, North Hampton, NH 03862 (Tax Map 001, Lot 074) for a Variance from Section VIII A. ("Area Regulations, Residential Zoning District-Setbacks, Side and Rear) to construct an addition to a non-conforming building extending into the thirty-foot lot line side set back, where no such construction is permitted.

The Board granted Variance October 20, 2016

Respectfully submitted,

Margaret Schoenberger, Chair

REPORT OF THE PLANNING BOARD

August 1, 2016 through July 31, 2017

The Planning Board of the Village District of Little Boar's Head met a couple of times over the course of this past year.

44 Ocean Boulevard - 19 December 2016

John Cagon of Ambit Engineering presented a lot line adjustment for 44 Ocean Boulevard. Permission for this lot line adjustment had been previously approved by a board but the action by the homeowner was never taken. The Board set forth several requirements for the property owner. The requirements were met and the lot line adjustment was approved at the next meeting, 3-0-0 (March 26, 2017).

During subsequent meeting the planning board discussed changes to the zoning ordinance which included Accessory Dwelling Units and limitations on impervious paving and limits on amount of outside fill which can be brought on to a property. The process continues on these matters and no changes to the Zoning Ordinance are up for vote. Recently, two members of the Planning Board moved out of the District so there are positions available.

Respectfully submitted,

Dickie Garnett, Secretary

REPORT OF THE HERITAGE COMMISSION

August 1, 2016 through July 31, 2017

The Little Boar's Head Heritage Commission works to preserve the unique cultural, architectural, and natural heritage of the Little Boar's Head District. We suggest the phrase 'Listed to the National Register of Historic Places 1999' be included on all official communications such as letterheads, reports, and brochures.

The Heritage Commission participated in the demolition review of 44 Ocean Blvd. and photo documented the barns and out buildings. The commission worked with the Commissioners to have street signs placed at: Atlantic Avenue & Ocean Boulevard, and at Atlantic Avenue & Sea Road.

Two historic houses that contributed to the National Register report are no longer extant by demolition 34 Ocean Boulevard and 44 Ocean Boulevard by extensive renovation.

Respectfully submitted,

John Latham Knapp, Secretary

LITTLE BOAR'S HEAD HERITAGE COMMISSION FUND

Balance on August 1, 2016	\$777.61
Balance on July 31, 2017	\$772.61

**LITTLE BOAR'S HEAD IMPROVEMENT FUND
TRUSTEES OF THE TRUST FUNDS
TOWN OF NORTH HAMPTON**

Balance on August 1, 2016	15,441.69
Funded by Warrant Article 5	7,500
Interest earned	32.61
Balance on August 20, 2017	22,974.30

AUDITOR'S REPORT

Having examined the books, accounts, and records of Becky Murray, Treasurer for the Little Boar's Head District, I certify that the books and accounts are correct.

August 22, 2017

John Latham Knapp, Auditor

TREASURER'S REPORT

September 1, 2016 – August 20, 2017

09/01/16	Balance on hand Citizens Bank (General Checking)	20,902.42
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RECEIPTS

Appropriation, Town of North Hampton	30,820
Zoning Compliance Certificate & Hearing Fees	3,456.76
Total Receipts	<u>34,276.76</u>
Total to be accounted for	<u>55,179.18</u>

EXPENDITURES

Code 01 Sidewalks

<u>Total Code 01</u>	0
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Code 02 Parks and Commons

Dieter Ebert, landscape maintenance	5,347.50
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<u>Total Code 02</u>	5,347.50
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Code 03 Legal and Zoning

Donahue, Tucker & Ciandella	4,950.95
Misc. Postage & Postings	776.84
<u>Total Code 03</u>	5,727.79

Code 04 Office Expense and Insurance

Office Expense, Correspondence, Postage	241.14
NE Printing, annual report	856.71
Primex	830.00
<u>Total Code 04</u>	1,927.85

Code 05 Miscellaneous

LBH Posting Box at Union Chapel	600.00
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<u>Total Code 05</u>	600.00
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Code 06 LBH Improvement Fund – WA 5

Total Expenditures (Excluding WA-5)	13,603.14
08/20/17 Balance Citizens Bank (General Checking)	<u>34,076.04</u>

PROPOSED BUDGET

September 1, 2017 - August 31, 2018

<u>Code</u>	<u>Item</u>	Budget <u>2016-2017</u>	Actual thru <u>8/20/2017</u>	Proposed Budget <u>2017-2018</u>
01	Sidewalks	4,000	0.00	4,000
02	Parks and Commons	8,200	-5,347.50	8,200
03	Legal and Zoning Insurance, Print,	10,000	-5727.79	10,000
04	Mail, Office	2,500	-1,927.85	2,500
05	Miscellaneous	200	-600.00	200
06	To LBH Improvement	7,500.00	-7,500.00	7,500
Totals		\$32,400	\$-21,103.14	\$32,400



Lamp Post at Ocean Boulevard and Atlantic Avenue

John Latham Knapp, 2017

New Hampshire State Library



3 4677 00214895 0

Village District of Little Boar's Head
Post Office Box 133
North Hampton, NH 03862-0133

Join us for refreshments prior to the Annual Meeting (5:30pm)